



QUAYSIDE COMMUNITY BOARD MINUTES

October 26, 2022 - 7pm

Meeting Location: Anchor Pointe, 1135 Quayside Drive

Bruce Campbell chaired the meeting and called it to order at 7:04 pm.

Attendees: Bruce (Anchor Pointe), Naomi (Anchor Pointe), Karen (Dockside), Calvin (Excelsior), Maureen (Laguna Landing), Mike (Promenade), Tarek (Quaywest), Patti (Quayside Terrace), Chris (Riverbend), Gerry (Riviera), Chris (Riversky 1), Toni (Tiffany Shores), Enzo (Tiffany Shores), Bert (Tower 1), Derek (Tower 1), Kendra (Tower 2), Miguel (Tower 2), Marcine (Westport)
Quorum of 13 properties represented was achieved.

Regular Business:

- Approve Minutes - June 29, 2022
 - Approved - no errors or omissions, Toni moved / Maureen seconded.
- Treasurer's Report
 - Bank account balance - update since end of May:
 - Outstanding membership dues received \$294,
 - Expenses for webmaster \$330.75.
 - Interest \$25.
 - Current balance \$9,727.27 - accounts payable pending for Inn at Quay (approximately \$1200 for Mayoral Debate) and \$70 for wreath for Remembrance Day ceremony, which we have contributed to annually in the past.
 - Maureen will be invoicing in December for 2023 fees. Recent changes in property management companies need to be reported to Maureen.
 - Cost is \$1 per unit per year for 2,749 units. Consideration has been given to increasing the fee, but will be held for 2023.
- Chairperson's Report
 - Mayoral Debate
 - Confirmed by show of hands that most board members attended.
 - There was an issue with the Zoom meeting (inappropriate pictures, swearing etc.) People in the room were not aware of it.
 - We received a follow up request from The Vancouver Sun, and Enzo put quite a bit of work into preparing a document highlighting our issues. Bruce spoke with the reporter and identified a couple of concerns specific to the Quay while also indicating that we share the interests of other RAs in many areas. The resulting coverage in the news article was very disappointing.
 - Time was a challenge in having all questions addressed, and it was agreed that the format (with candidates asking questions of the other candidates) was not necessarily the best use of time, but overall feedback was favourable.
- Report from the City:
 - Special Guest Erika Mashig was unable to attend due to illness, and Councillor McEvoy was not present.



QUAYSIDE COMMUNITY BOARD MINUTES

October 26, 2022 - 7pm

Meeting Location: Anchor Pointe, 1135 Quayside Drive

- Enzo reported that there are many new City staff, and we have lost our key contacts in a number of areas including rail, garbage, recycling etc. Some potential changes are under consideration where the number of garbage containers would be reduced and placed at locations where there is access from the road, in order to reduce/avoid heavy trucks on the boardwalk. Concerns were raised about the number of garbage cans being reduced, and the proposed locations of the new cans causing issues in terms of odour etc. It was suggested that the City could look to other locations such as North Vancouver for solutions that have worked there.
- The City used to have many Committees, which ceased to function during COVID. It is expected that these Committees will become active again. We need to remind the City that the Railroad Committee is mandated by federal courts, and cannot be considered optional, and the QCB must be able to determine its participation on that Committee.

Business arising from the minutes

- Electric Vehicles Update - Bruce reported that we have been hoping for some answers from Jaimie McEvoy to assist in determining longer term costs, and are still in a holding pattern from the City. We have established a Committee of interested parties but no meeting has been held yet. Bruce will set something up upon request.
- Residents' Association Meeting - Bruce reported that there has been no follow up from items discussed in June.
- Ongoing meeting format / increasing participation - possible locations where we could meet at no cost have been explored, but none have been found. Neither Anvil Centre nor Century House is free. Other suggestions included Massey Theatre, Discovery Centre, or we could pay for space at Anvil Centre or Inn as we do have funds available.
- Questions have been raised recently re boundaries of Quayside community - new construction has different needs from West side of Quay where buildings are 30+ years old, but all buildings have similar interests when it comes to what's happening on the boardwalk etc.
- Fraser flooding concerns - Bruce reported that the candidates took different positions during the Mayoral debate, and the newly elected Mayor, who has some knowledge in this area, indicated that the silt build up may actually be better so that any major flood would be buffered by the sandbar.

New Business

- Search for new QCB Chairperson - Bruce has been acting in the capacity of Chair since the sudden passing of the previous Chair/President approximately a year ago. He is not in a position to continue beyond the AGM which will be held in early 2023, so the Board is looking for a volunteer to take on this role. The key responsibilities include chairing the meetings and representing the QCB in the community, media etc.
- Forwarding of correspondence from the QCB mailbox - Karen advised that future notices re upcoming events will be sent in a format that is more suitable for posting. There was some



QUAYSIDE COMMUNITY BOARD MINUTES

October 26, 2022 - 7pm

Meeting Location: Anchor Pointe, 1135 Quayside Drive

discussion about how members of the community (not just the Board) can have access to information. Those interested in police notices may sign up to receive notifications directly from NWPD, and both the New Westminister Record and the New Westminister Anchor are good sources of information about what is going on in the Community. The QCB website needs an overall and as part of that, consideration could be given to allowing members of the public to sign up to be included in general mailings.

- Potential merger with downtown RA - it was agreed that there could be potential advantages to a merger in terms of common interests and our proximity to downtown. However, the size of the group could become unwieldy and discourage active participation. It was agreed that working together to address common interests without actually merging may be the preferred approach.
- Social media: The QCB twitter account is not actually managed by QCB. Maureen will follow up on this.
- Website : The QCB website needs an overhaul which is expected to cost about \$3,000 plus. It was agreed that we should seek competitive quotes.
- Adopt a Catch Basin - Maureen will forward information on this program, with the suggestion that each property sign up to participate.

Strata Reports:

- Excelsior:
 - Still looking at the pond issue.
 - Water envelope issues - looking for recommendations for contractors. A number of suggestions were put forward during the meeting.
- Dockside:
 - Change in management company from Martello to Tribe
 - Annual fireplace inspections scheduled in September (owner cost, arranged on group basis for those interested)
 - Carpet cleaning completed in common areas with the option for owners to sign up to have their own units cleaned at their own expense.
- Tower 1:
 - Telus is installing fibre to each of the units in our building due to be completed this week.
 - Window replacements are due to start next week.
 - Duct cleaning is scheduled for the following week.
 - Work was completed on the membrane on some first floor units.
 - Retaining wall and fence repairs are complete.
 - Looking for information on air conditioning.
- Tower 2:
 - Graffiti removal behind our building tentatively scheduled for May 13th, 2023. Hoping to coordinate with a few other stratas, as we need City/Railway access and approval.
 - New property management company as a result of a merger - Kendra will send information to Maureen.



QUAYSIDE COMMUNITY BOARD MINUTES

October 26, 2022 - 7pm

Meeting Location: Anchor Pointe, 1135 Quayside Drive

- Anchor Point:
 - Elevator #2 was repaired and returned to service on October 4th.
 - Repairs to the P1 level membrane along the north wall were completed.
 - Expansion joint repairs were completed.
 - Spray foam fire protection and insulation in sections of the P1 level parkade were completed. We are taking measures to prevent birds from building nests.
 - Graffiti removal from the rail switch yard side of the north wall is pending.
 - The EV infrastructure project has been delayed. We have completed the engineering phase and will have revised estimates on cost for presentation to the owners at the AGM.
 - Several repairs have been delayed due to labour or material shortages. In response to a question, it was noted that the strata manager provides education through webinars and other resources.
- Quaywest:
 - Rooftop deck membrane replacement underway, on the last 1/3 of the building now.
 - Have been dealing with a soot issue in an upper floor unit. After several inspections found that it was caused by an exhaust vent which became uncoupled in the wall - cause unknown.
 - Getting quotes for insurance renewal.
 - Having fibre installed by Novus and working on getting Telus fibre in.
- Quayside Terrace
 - Putting in two new elevators, starting in January.
 - Powerwashed underground, did drains, some improvements to landscaping, electrical vaults are being serviced next week.
- Lido:
 - No report.
- Murano Lofts
 - No report.
- Tiffany Shores:
 - This summer, patio glass for a first floor owner suddenly shattered. Westport advised this happened for one of their units last year.
 - Need to get a heavy iron gate replaced, and looking for an aluminum company or fencing company. Westport indicated they had to go to farm places in Aldergrove that do large farm gates. Another suggestion was to check with the company that services the parkade gate.
- Laguna Landing:
 - AGM concluded recently and had nothing to pass except EVs, will be installing all outlets in individual parking stalls. Any unit wishing to use the chargers will be required to pay for the attachments. Motion passed this year (did not pass last year.)
 - Building has opened up to allow AC.
 - Eneterphones were replaced, and will need to replace elevators eventually.
- Promenade:



QUAYSIDE COMMUNITY BOARD MINUTES

October 26, 2022 - 7pm

Meeting Location: Anchor Pointe, 1135 Quayside Drive

- Recently completed traffic membrane replacement. Ongoing works for EV charger installation - two shared use podiums.
- Promenade is in the market for new landscape services. Any recommendations welcome from other QCB members. Looking for a property who has had good service for pruning/tree maintenance as well as cleanup. A recommendation was provided during the meeting.
- Riverbend:
 - Commencing year long Repiping and General Improvement Project in the coming month.
 - Working on updating policies for several committees
 - Have been having issues with the tree trimming responsibility on Quayside Dr. as others on this board have had.
 - Follow up on documentation to show that trees are within the responsibility of strata.
 - Working with BCH for the ecap program - qualified as a co-op. They swapped out lightbulbs, weatherstripping, and fridges older than 2010 are being replaced for free. However, stratas would not likely qualify.
- Riversky 1:
 - Online AGM November 24th
 - Holding an online townhall for owners the week on November 14th to answer questions in advance of the AGM
 - Proposing amendment to bylaws to make the building completely non smoking
 - Issues in open stairwell under the building. Mosquito devices being installed in the next couple of weeks
 - New property manager
 - Still working though 15 month and 24 month warranty with the developer
 -
- Riversky 2:
 - No report
- Rialto
 - No report
- Riviera:
 - Ongoing ducts/windows/caulking/maintenance
 - Concrete work on parkade, cost came in at 60-70% of estimate
 - Looking to replace 2 elevators in C tower - likely to go out for bids at end of year
 - Supply issue - started work on replacing fire panel in one of the buildings and missing a part after they had started the work, now incurring costs for fire watch
- Westminster Landing
 - No report.
- Westport
 - The building renewal project is finally getting started, with an estimated completion time of 18 months. The tree protection is being set up and the roof replacement will begin once that is done and the City has inspected and issued a permit .The signage will be up



QUAYSIDE COMMUNITY BOARD MINUTES

October 26, 2022 - 7pm

Meeting Location: Anchor Pointe, 1135 Quayside Drive

shortly. You will be amazed at the new look that is coming! AGM set for 30Nov. Via Zoom.

Additional items discussed

- Suggestion to invite the new Mayor as a speaker at a future meeting and/or that the Executive arrange a meeting with him.
- City has passed a mobility strategy for new bicycle routes- suggest having a person come to talk to us. Fraser Basin council now looking for input. Need to confirm strategy for New West.
- Need to set expectations on core services - clarify expectations to the City. Suggest meet with BIA Executive to discuss joint strategies.
- Change of lights on boardwalk in plans for the New Year, no input but can send ideas.
- McInnes overpass is to be widened once the towers are finished.

Next meeting date: November 30, 2022 @ 7 pm, ^{at Anchor P 1135} ~~Location to be determined.~~

Meeting adjourned 9:05 :pm